090.0	0003	0008.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	675,100 /	675,100
					USE VALUE:	675,100 /	675,100
					ASSESSED:	675,100 /	675,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		CANDIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ISOME YUKO & TSUGUO & AKIKO
Owner 2:	
Owner 3:	
Street 1:	28 CANDIA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BOWERMAN RICHARD E--ETAL -
Owner 2:	BOWERMAN PATRICIA A -
Street 1:	28 CANDIA ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .13 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1931, having primarily Vinyl Exterior and 1766 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5652.000	259,000	3,400	412,700	675,100
Total Card	0.130	259,000	3,400	412,700	675,100
Total Parcel	0.130	259,000	3,400	412,700	675,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 382.19 /Parcel: 382.19

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 57770

GIS Ref

GIS Ref

Insp Date 12/03/08

!7313!

PREVIOUS ASSESSMENT

Parcel ID: 090.0-0003-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	259,000	3400	5,652.	412,700	675,100		Year end	12/23/2021
2021	101	FV	251,600	3400	5,652.	412,700	667,700		Year End Roll	12/10/2020
2020	101	FV	251,600	3400	5,652.	412,700	667,700	667,700	Year End Roll	12/18/2019
2019	101	FV	218,400	3400	5,652.	418,600	640,400	640,400	Year End Roll	1/3/2019
2018	101	FV	218,400	3400	5,652.	312,500	534,300	534,300	Year End Roll	12/20/2017
2017	101	FV	218,400	3400	5,652.	283,000	504,800	504,800	Year End Roll	1/3/2017
2016	101	FV	218,400	3400	5,652.	271,200	493,000	493,000	Year End	1/4/2016
2015	101	FV	206,500	3400	5,652.	229,900	439,800	439,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:22:03

LAST REV

Date	Time
11/27/17	08:39:07
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 7313

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOWERMAN RICHAR	60839-314		12/27/2012		440,000	No	No		
	11555-591		8/15/1968			No	No		N

USER DEFINED

Prior Id # 1:	57770
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/5/2017	1315	Re-Roof	8,000	C				
1/21/2010	42	Alterati	26,000					NEW FRONT STEPS /

ACTIVITY INFORMATION

Date	Result	By	Name
12/3/2008	Meas/Inspect	336	PATRIOT
1/27/2000	Meas/Inspect	264	PATRIOT
8/4/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5652		Sq. Ft.	Site		0	70.	1.04	5									412,692						412,700	

Total AC/HA:	0.12975	Total SF/SM:	5652	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	412,692	Spl Credit		Total:	412,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	15 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	182.232
Other Features:	76800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	375297
Depreciation:	116342
Depreciated Total:	258955

COMMENTS

OF =SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

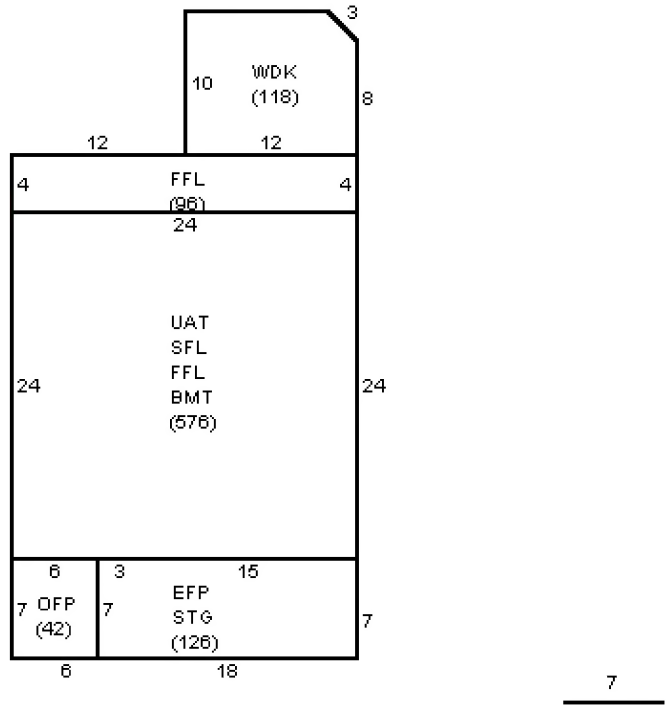
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	182.23
Special Features:	0	Val/Su Net:	108.82
Final Total:	259000	Val/Su SzAd	207.53

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	672	182.230	122,460
BMT	Basement	576	86.650	49,911
SFL	Second Floor	576	182.230	104,966
UAT	Upper Attic	144	72.890	10,497
EFP	Enclos Porch	126	48.830	6,152
STG	Storage	126	7.590	956
WDK	Deck	118	14.470	1,708
OFP	Open Porch	42	44.000	1,848
	Net Sketched Area:	2,380	Total:	298,498

Size Ad	1248	Gross Area	2812	FinArea	1766

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

090.0-0003-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1931	26.57	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400

IMAGE

AssessPro Patriot Properties, Inc